

PLANNING PANEL – 21 JULY 2010

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STANDARD CONDITIONS

In order to save space standard conditions applied to all outline, full and reserved matters consents have been omitted, although the numbering of the conditions takes them into account. The standard conditions are as follows:-

Outline Consent

1. The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.
2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-
 - (a) the expiration of THREE years from the date of this permission
 - or
 - (b) the expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reserved Matters Consent

The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Full Consent

The development hereby permitted shall be commenced within THREE years from the date hereof.

RELEVANT INFORMATION

The planning applications referred to in this agenda together with responses from consultations and all other representations received are available for inspection with the exception of certain matters relating to the personal circumstances of the applicant or objector or otherwise considered confidential in accordance with Local Government (Access to Information) Act 1985.

In considering the applications the following policy documents will, where relevant, be taken into account:-

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

Department for Communities and Local Government (DCLG) Circulars:-

In particular:

22/80	Development Control, Policy and Practice
15/88	Environmental Assessment
15/92	Publicity for Planning Applications
11/95	The Use of Conditions in Planning Permissions
01/06	Guidance on Changes to the Development Control System

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

ITEM NO: 1.

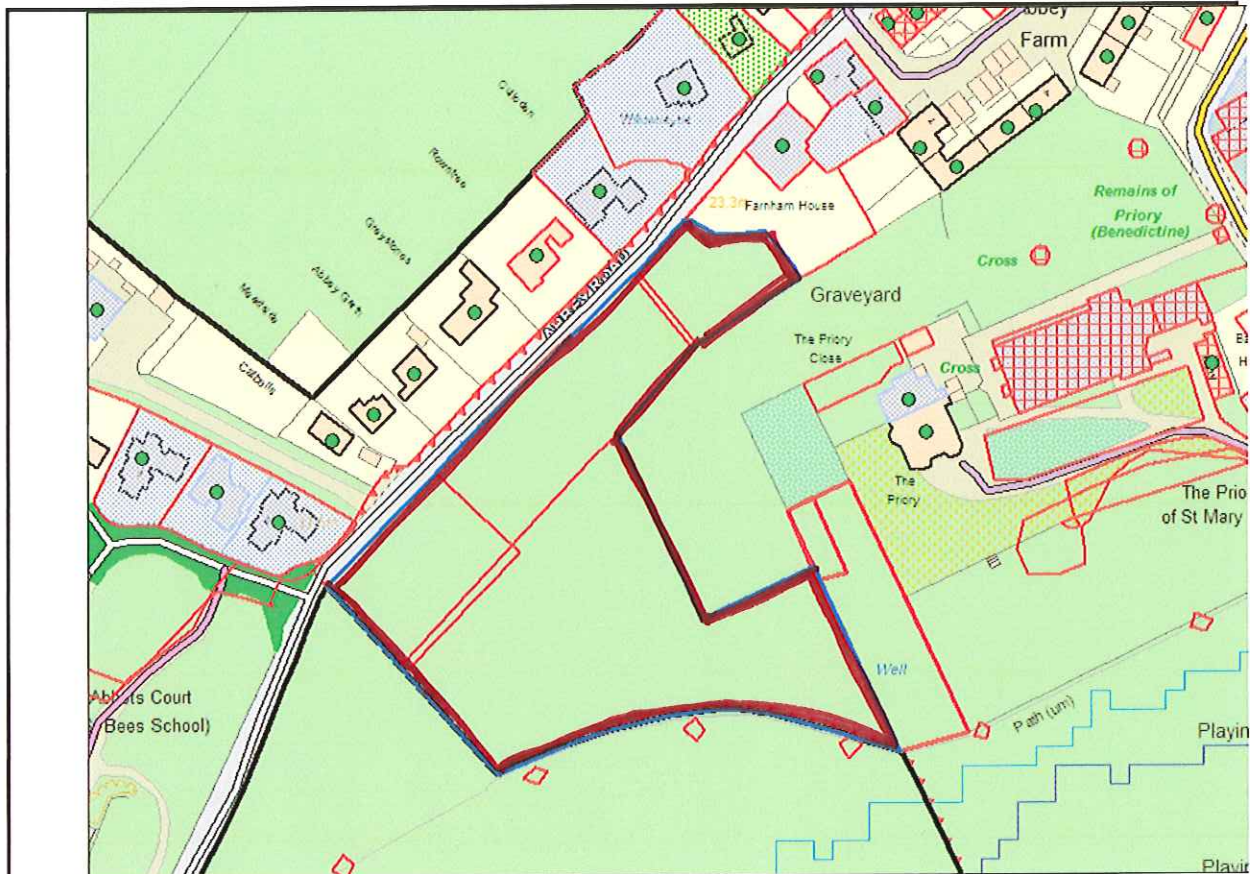


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/09/2534/0
Application Type:	Full : CBC
Applicant:	MR G REED
Application Address:	ABBEY ROAD, ST BEES, CUMBRIA.
Proposal	RESIDENTIAL DEVELOPMENT FOR 11 DWELLINGS
Parish:	St Bees
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application for residential development in St Bees was initially reported to the 6th January 2010 Planning Panel where it was resolved to visit the site. The site visit took place on Wednesday 27 January 2010 and gave Members the opportunity to fully appraise the impact of the proposed development, not least on the setting of the nearby Grade I listed St Bees Priory. The application has since been held in abeyance in order to deal with outstanding archaeological and ecological issues on the site which have now been addressed.

PROPOSAL

Full permission is sought for residential development on a long and narrow sloping green field site in St Bees. Fronting onto Abbey Road, it extends for approximately 150 metres in length by some 25 metres in depth from Abbey Farm residential development to the east to opposite Monks Hill to the west.

It is proposed that 11 split level dwellings in linear form will be positioned immediately adjacent to the road frontage. There will be one block of 4 terraced and one block of 3; a pair of semis and a detached house at either end. They will take the form of traditionally styled dwellings reflecting the local vernacular which will be two storey from the road and three storey to the rear to take account of the sloping nature of the site. Traditional features and materials will be incorporated into the development and include local red sandstone cladding and facing brickwork with dark grey slate roofs. In terms of accommodation each unit will provide 4 bedrooms with an integral basement garage over three floors.

Vehicular access will be via a new access positioned centrally on the site off Abbey Road with a private shared access drive leading east and west to the rear of the dwellings off which will be constructed individual drives.

PLANNING HISTORY

A previous application for the erection of 12 dwellings on the site was considered by the Planning Committee in 1991 who resolved to grant permission subject to a Section 106 agreement relating to associated highway improvement works. This was never signed and the permission was never issued and subsequently withdrawn. (4/91/0298/0 refers).

CONSULTATIONS

In response to statutory consultation procedures the following replies have been

received. Comments are also provided in direct response:

St Bees Parish Council – object to the development on several grounds:

- The proposed development would encroach on the triangle of green open space surrounding the grade 1 listed Priory which is within St Bees Conservation Area and would fundamentally change the character and appearance of the area.
- The development would neither enhance nor preserve the character of the Conservation Area and indeed would have a detrimental effect on the character and landscape of the area. Copeland Borough Council's policy ENV 26 states that development will only be permitted in conservation areas where it would enhance or preserve the area.
- The development would be clearly visible from various parts of the village and would damage the traditional views of the Priory. Policy ENV 26 also protects views in and out of the conservation area and there is no doubt that this development would affect views of the landscape around the Priory from several locations.
- It would adversely affect views of The Priory from several viewpoints including Egremont Road, Station Road and from Beach Road area.
- The triangle of green open space around the Priory is much valued by local people/ visitors and is a landscape of County Importance.
- Local residents singled out this area in the Parish Plan 2006 as part of the village they wished to see protected from development. Representations have been made as part of the LDF consultations to have this area protected.
- Section 6.2.2 of the Copeland Local Plan states that Parish Plans will be taken into account in matters affecting landscapes of county importance.
- There is no established need for more housing of this type in the village – there is no planned housing allocations in St Bees in the Copeland Local Plan.
- Concern about highway issues as Abbey Road is already narrow with a dog leg bend. Consider the road is not suitable for yet more traffic and the plans make no reference to highway improvements and appear to show the construction of a new pavement which could further narrow the carriageway.
- Area around the Priory has been subject of archaeological studies in the past – the desk top study submitted appears out of date.

The Parish Council believe that it would be appropriate for the decision on this matter to be made by the Planning Panel in view of the sensitive nature of the site and the strong feelings of local people against the development. They also request a site visit.

The concerns raised above by the Parish Council are material and relevant to the consideration of this application.

The potential affect of the proposed development on the setting and views of the grade 1 listed Priory is a key consideration in the assessment of this application. The consultation responses from English Heritage and the Council's historic building consultants are relevant in this respect and are detailed below.

As regards the issue of need for housing in the area whilst this is not an allocated housing site as identified in the adopted Copeland Local Plan 2001-2016 (hereinafter referred to as the local plan) it is what is defined as a 'windfall site' – an unallocated site within the settlement boundary which may be appropriate for housing and the local plan makes provision for the consideration of such sites.

In respect of the concerns regarding the highway – it should be noted (see below) that the Highway Authority have not raised any specific objections to the proposal, raising comments relating to the technical aspects of developing the site, a civil issue and the provision of a footway only.

The concern regarding archaeological matters on the site has now been adequately addressed – the consultation response from the Historic Environment Officer below refers.

In terms of designation the site is situated both within the settlement boundary for the village as designated in the Local Plan and within the conservation area.

Cumbria County Council, Highway Authority – comment to the effect:

- The development makes no provision for a frontage footway to the public highway.
- Seek clarification on the provision of the stated visibility splays.
- Advise that the private rear access proposed be constructed, drained and lit to a satisfactory standard.
- Point out that part of the site has been acquired for a road improvement scheme However, this is not confirmed.

In response, the issue of the provision of a frontage footway is not considered appropriate in this particular location as it would significantly alter the character of Abbey Road by opening it up at this point. Furthermore there are no other footpaths to link it up to at the boundaries of the site. However recognizing the importance of and need for a pedestrian link it is now proposed to provide a footpath from the private rear road to the existing public footpath located at the southern boundary of the site which would allow pedestrian access from Abbey Road to the village centre. This is supported by the highway authority and could be satisfactorily addressed by a condition.

The visibility splays have now been confirmed, the private road construction could be covered by condition and the issue of the land take for a road improvement scheme is not a relevant material consideration, it being a matter for the parties concerned to resolve.

Cumbria County Council – Historic Environment Officer – Initially required that as the site is in an area of high archaeological potential, it be subject to an archaeological evaluation prior to the application being determined.

In response a further desk based assessment was first undertaken as advised followed by a field evaluation. The latter involved the excavation of a series of 5

trial trenches on the site. The results revealed that over the majority of the development site there were no significant archaeological remains surviving. The Historic Environment Officer is now satisfied that the archaeological potential of the site has been fully evaluated with the exception of the area of Trench 1 and requests that adequate recording be undertaken of this during development which can be covered by an appropriate condition.

Natural England – Consulted specifically when the issue of slow worms on the site was brought to our attention. They objected on the grounds that insufficient information had been provided to demonstrate whether the proposed development would have an adverse affect on reptiles which may be occupying the site. Requested that a habitat suitability survey be undertaken first by an ecological consultant prior to determination of the application which the applicant acceded to. This was then followed by a full survey which identified the presence of a population of slow worms on the site and recommends appropriate mitigation measures for their protection. Natural England have now withdrawn their objection subject to any approval being subject to conditions incorporating the reports recommended mitigation measures.

United Utilities – confirm they have no comments to make.

Flood and Coastal Defence Engineer – Requested more information regarding surface water management of the site.

This information was sought from the developers agent who has confirmed that a public water sewer runs adjacent to the site which discharges to Pow Beck. They propose that an attenuated on site system will connect to this surface water drain subject to the approval of United Utilities. The attenuation arrangements will be designed to restrict discharge rates to United Utilities requirements. It is considered that an appropriate condition would satisfactorily address this issue.

Landscape Officer – advises that a landscape appraisal would help in producing a suitable landscaping scheme for the site.

It is considered that this information requirement could be appropriately addressed by a suitably worded condition, should permission be granted.

English Heritage – Main concerns relate to its potential impact upon archaeological remains. There is the concern that the application may impact upon important archaeological deposits associated with the medieval use of the Priory. Given the potential archaeological importance and sensitivity of the site recommend that no planning permission is granted until a phased programme of archaeological assessment and evaluation designed to assess the potential impact of the proposals on archaeological remains and to aid the development of an appropriate mitigation strategy has been carried out.

- In terms of design of the development they acknowledge the applicants contention that the layout will not have a significant impact upon the conservation area or upon important views of the Priory. English Heritage would not necessarily disagree with this assessment, but consider it a pity that they have opted for bland pastiche rather than good quality modern design.

In response it is reiterated that the potential impact of the proposal on the archaeological remains on the site has now been fully addressed by the evaluation carried out with the conclusion reached that there are no significant remains surviving on the majority of the site with the exception of trench 1 which, if the development is approved, will require protection by an appropriate condition.

Consultant Conservation and Design Officers – consider that the site makes a positive contribution to the conservation area's character and appearance due to its paddock character, its position in the rural setting of the Priory and its contribution to

views of the Priory. It is also part of the setting of the listed Priory Church collection being immediately adjacent to its south west end. Express the view that the proposal would change the character and appearance of the conservation area by i) altering the hierarchy of development, ii) building over open land and iii) intruding into views but point out that **it is not clear that unacceptable harm would be caused principally because of the impact of existing development along Abbey Road and up the side of the valley at Abbey Vale and Monks Hill.** –

- i) Recognise that a key characteristic of this part of St Bees is its nodal focus –development pattern which peaks at the centre created by the Priory. Development on the site would alter this **but it is not clear that this would cause any additional harm than the recent ribbon developments along Abbey Road.** An improvement to this would be to alter the balance of the development so that there was more at the north eastern end by the Abbey Farm group and less at the southern end.
- ii) Consider that developing the site with 2/3 storey houses would encroach on the setting of the church to the south and west **but it is not clear that harm would be caused because of the proximity of existing development to the group.**
- iii) Recognise that there would be a decrease in the green visual link between the valley side and the flood plain from various viewpoints but again it is not clear that this would cause unacceptable harm.

Neighbours / Interested Parties

This application is locally contentious and has raised over 300 letters of objection, many of which have been received from interested parties who reside outside the village. It should also be noted that a significant number have been submitted on a standard proforma letter. Collectively the objections raise the following material planning issues which are summarised below:

- i) The development is within the Conservation Area and Policy ENV 26 of the local plan requires that development will only be permitted where it preserves or enhances the character of the area – consider that it does neither and is detrimental to the area.
- ii) It lies within an area of County Landscape Importance and Policy ENV6 of the local plan requires its protection. Consider that the open green nature of the site is key to the valley setting of St Bees and that Abbey Road has the character of a country lane and that only the central section of this area remains green with its sloping backdrop to views across the valley. As such the development would affect the wider landscape of this area.
- iii) It would significantly affect the setting and views of the Grade 1 Listed Priory
- iv) There is no new housing land allocated for St Bees in the local plan and this application cannot be viewed as any form of infill and is counter to the local plan.
- v) Would harm the character and appearance of the Conservation Area by altering the development pattern, building over significant open land, and

intruding into significant views. It would also harm the open green setting of the Priory and Local Plan Policies ENV 26 and 33 would not be met.

- vi) Would adversely affect the significant archaeological remains on the site
- vii) Impact on the slowworm / reptilian population known to inhabit the site.
- viii) Likelihood of dangers caused by additional traffic likely to be created by the development – Abbey Road does not lend itself to this.
- ix) Potential for flooding – the field below the site currently suffers from flooding caused by surface water drainage and this development would exacerbate this.
- x) The fact that no planning permission was ever granted for 12 dwellings (i.e. the section 106 was never signed) means that no precedent has been set for saying or implying that permission was granted for housing on the field.

The following comments are offered in response to the specific objections raised:

- i) ii) iii) & v) The site is within the Conservation Area and Policy ENV 26 is relevant and the issue of whether the proposal is likely to have an adverse impact on the character of the area is a key consideration to the assessment of this application. Whilst it will alter the pattern of development in the immediate area the question is whether this will be so significant visually that it will have a detrimental impact on the setting and views of the Listed Priory. In this respect the views of **English Heritage** and the **consultation response** from our consultant Conservation and Design Officers are the most critical here. To recap the former are of the view that the layout will not have a significant impact upon the Conservation Area or important views of the Priory and the latter state in their response that it is not clear whether unacceptable harm will be caused.
- iv) Although not specifically allocated for housing in the Local Plan the proposed site is situated within the settlement boundary and as such may constitute an appropriate site for residential development.
- vi) A full archaeological evaluation of the site has now been undertaken and the conclusion has been reached that there are no significant remains surviving. There may be some potential in Trench 1 but it is considered this could be adequately protected by an appropriate condition.
- vii) An ecological habitat survey has revealed that there is a significant population of slow worms on the site and it is considered that appropriate mitigation measures can be put in place to safeguard these if development were to go ahead.
- viii) This has to be discounted as the Highway Authority have not raised any objections to the proposal on highway safety grounds subject to suitable conditions being imposed.

- ix) This is noted and a surface water attenuation system is proposed, the details of which could be satisfactorily addressed by an appropriate condition.
- x) This is factually correct. Planning permission was never issued as the S106 Agreement was never signed. However, it should be taken into account that the Planning Committee at the time resolved to grant planning permission which is a material consideration.

PLANNING POLICY

The following adopted Copeland Local Plan 2001-2016 Policies are relevant and material to the consideration of this application:

- DEV 6 Sustainability in Design - advocates high quality and sustainable design in any new development
- HSG 4 Housing within Settlement Boundaries - permits suitable proposals for residential development on appropriate sites within the designated settlement boundaries.
- HSG 8 Housing Design Standards – in addition to DEV 6 above this specifies further design standards for new housing.
- ENV 26 Development in and affecting Conservation Areas – only sanctions development in Conservation Areas where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the area. Proposals should respect the character of existing architecture and improve the quality of the townscape.

ASSESSMENT

This is a widely acknowledged sensitive site within the Conservation Area and village boundary as designated in the local plan. Most importantly it lies to the north west of the Priory Church which is Grade 1 listed and thereby of national importance for its architectural and historic character, the immediate and wider setting of which it is paramount to protect from inappropriate development. As a result it is important that this application and the issues it raises is considered very carefully in light of its potential impact on the Priory and the conservation area generally.

The key issue to take account of is whether, because of its sensitive designation, a proposal of this scale and nature for 11 2/3 storey dwellings on this linear site fronting onto Abbey Road will cause unacceptable visual harm to a significant degree and adversely impact upon primarily the setting of the Priory and secondly the conservation area generally. The views of consultees English Heritage and our consultant Conservation and Design Officers are critical here and materially relevant and it is reiterated that the former, whilst they have issues with the pastiche / bland design, raise no objection to the design or layout of the development and consider the development will not have a significant impact upon the conservation area or important views of the Priory. The latter stress in their specific response to the consultation on the planning application, that it is not clear whether unacceptable harm would be caused by the proposal principally because of the impact of existing ribbon development along Abbey Road and at Abbey Vale and Monks Hill which has to be taken into account which has already altered the character substantially of this part of the village. The new proposal would be seen as development within the context of this backdrop. Following extensive consultation only one plot is deemed to require further attention in relation to views on the Priory – plot 11. However it is considered that its redesign could be adequately addressed by an appropriate condition.

On balance and taking the above into account I am of the view that the erection of 11 dwellings on this site would not impact on the character and appearance of the Priory in particular and the Conservation Area generally to such an extent as to warrant refusal of the planning application. In design terms they would reflect the existing pattern of linear development in this area fitting naturally with the grain of this part of the village and, as a result, would preserve the character and appearance of the conservation area in compliance with Policies DEV 6, HSG 4, HSG 8, and ENV 26 of the local plan.

Recommendation:-

Approve, subject to:

Conditions

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) Permission shall relate to the following plans and documents as received on the respective dates, with the exception of the dwelling on plot 11, and development shall be carried out in accordance with them:

Design and Access Statement, Relating to Land at Abbey Road, St Bees, Cumbria, ref 08/04/616/DAS, received on 1 December 2009.

Supporting Planning Statement, ref 08/04/616/SPS, received on 1 December 2009.

Listed Building and Conservation Area Impact Assessment, ref 08/04/616/LB, received on 1 December 2009.

NW Elevation to Abbey Road, St Bees, 08/04/616 – 03, scale 1:500, received 1 December 2009.

Site Plan, St Bees, 08/04/616- 01c, scale 1:500., received on 1 December 2009.

Floor Plans 8, 9, & 10, 08/04/616 – 08, scale 1:100, received on 1 December 2009.

Floor Plans - unit 1, 08/04/616 -05, scale 1:100, received 1 December 2009.

Elevations 8,9 & 10, 08/04/616 – 12, scale 1:100, received on 1 December 2009.

Elevations – Units 6 & 7, 08/04/616 – 11, scale 1:100, received on 1 December 2009.

Elevations – Units 2 – 5, 08/04/616 – 10, scale 1:100, received on 1 December 2009.

Elevations – Unit 1 08/04/616 – 09, scale 1:100, received on 1 December 2009.

Floor Plans – Units 6 & 7, 08/04/616 – 07, scale 1:100, received on 1 May 2009.

Floor Plans – Units 2 – 5, 08/04/616 – 06, scale 1:100, received on 1 December 2009.

Ordnance Survey Map Extract, 08/04/616 – 02, scale 1:1250, received on 1 December 2009.

Desk Based Assessment and Archaeological Evaluation Report, CP.NO:1125, 09/03/2010, BY North Pennines Archaeology Ltd. Received on 15 March 2010.

Report and Recommendations to Mitigate the Impact of A proposed Housing Development on Reptiles and Amphibians occurring at a site at Abbey Road St Bees. June 2010, by Les R, Robertson. Received on 14 June 2010.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 3) Notwithstanding the submitted plans, full details of the design and position of the dwelling on plot 11 shall be submitted to and approved in writing by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

Reason

To protect the visual amenity of the conservation area generally and the setting of the Priory in particular.

- 4) Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal.

- 5) The development shall not commence until visibility splays providing clear visibility of 70 metres x 2.4 metres x 70 metres have been provided at the new access road junction with Abbey Road. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstructs the visibility splays. The visibility splays shall be constructed before the development of the site commences so that construction traffic is safeguarded.

Reason

To ensure the provision of adequate visibility splays in the interests of highway safety.

- 6) Before development commences full details of the carriageway, footways cycleways etc .including specification and construction shall be submitted to and approved in writing by the Local Planning Authority. Any works so approved shall be constructed and completed before any of the houses are occupied.

Reason

To ensure a minimum standard of construction in the interests of highway safety.

- 7) Before development commences full details of the proposed internal footpath link between Abbey Road and the public footpath adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be provided in accordance with the approved details before the any of the houses are occupied.

Reason

To ensure the satisfactory provision of a pedestrian footpath link between Abbey Road and the neighbouring public footpath which runs adjacent.

- 8) No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason

To ensure an adequate standard of development in the interests of highway safety.

- 9) No dwellings shall be occupied until the estate road , including the footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into operational use.

Reason

To ensure an adequate standard of development in the interests of highway safety.

- 10) Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of the visual amenities of the St Bees Conservation Area.

- 11) The development shall implement all of the mitigation and compensation measures set out in 'Recommendations' and 'Methodology' sections of the 'Report and Recommendations to Mitigate the Impact of a Proposed Housing Development on Reptiles and Amphibians occurring at a Site at Abbey Road, St Bees,' dated June 2010 by Les R Robertson.

Reason

To protect the ecological interests evident on the site.

- 12). An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the permitted development. This brief shall be in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before works commence. Within two months of the completion of the development three copies of the report shall be submitted to the Local Planning Authority.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

- 13) No development shall commence until details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details.

Reason

To enhance the appearance of the development in the interests of visual amenity and to ensure a satisfactory landscaping scheme.

- 14) No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its

implementation. Development shall be carried out in accordance with the approved schedule.

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme

Reason for Decision

The proposed erection of 11 2/3 storey dwellings on this sensitive site within the settlement boundary and Conservation Area of St Bees and within the wider setting of the Grade 1 listed Priory Church is considered, on balance, to represent an acceptable form of residential development in accordance with Policies DEV 6, HSG 4, HSG 8 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

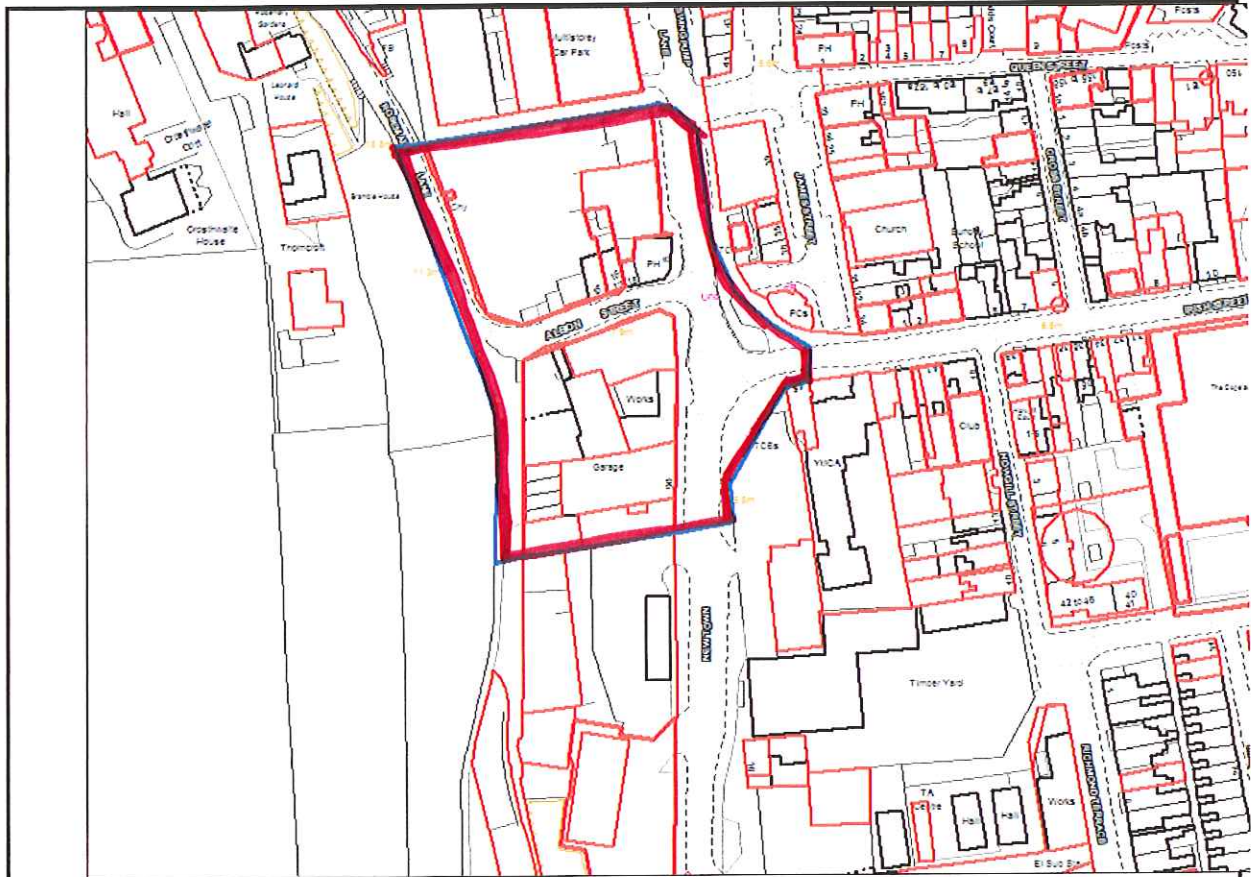


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2130/OF1
Application Type:	Full : CBC
Applicant:	Copeland Borough Council
Application Address:	LAND TO NORTH AND SOUTH OF ALBION STREET, WHITEHAVEN
Proposal	NEW OFFICE ACCOMMODATION OF THREE & FOUR STOREYS
Parish:	Whitehaven
Recommendation Summary:	CBC'S applications referred to DOE



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INTRODUCTION

This application relates to two areas of land which front onto Swing Pump Lane and are separated by Albion Street. The two sites lie within the Conservation Area and are currently occupied by a number of dilapidated buildings. All of the buildings on the site are to be demolished with the exception of the existing public house which lies adjacent to the junction of Albion Street and Swing Pump Lane, a tall historic chimney and a section of stone walling which fronts onto Rosemary Lane. A separate application for Conservation Area consent for the demolition of the buildings on the site is included on the agenda under reference 4/10/2133/OC1.

Members carried out a site visit to assess the demolition and redevelopment proposals in April.

PROPOSAL

This application seeks planning permission for the erection of two new buildings on the site to provide office accommodation. The buildings are to extend up to a maximum height of four storeys and have been designed with a gabled frontage onto Swing Pump Lane. The gables are to be wrapped in zinc cladding with glazed infills. They will sit on a brickwork base which is to be perforated with sections of glazing.

The two buildings will face each other across a landscaped plaza which will straddle across Albion Street to form a square. The landscaping has been designed to provide a link to the wooded hillside which lies to the rear of the site.

A key feature of the two buildings is their sustainable design which it is hoped will act as an exemplar for future development. The building is of an efficient form and its orientation will be used to maximise natural lighting which will have a significant impact on energy consumption. The building materials chosen have a high thermal performance and include significant elements of insulation. It is also proposed to install solar panels on the roof and include rain water harvesting for use within the building. The overall aim is to achieve an excellent rating under the BRE Environmental and Sustainability standard.

The main entrance points into both buildings will be off the new square on Albion Street and the buildings have been designed to be DDA compliant to accommodate all users.

A total of 150 parking spaces are to be allocated in the adjoining multi storey car park to serve the development. This car park is currently deemed to be underutilised and has sufficient additional capacity to accommodate this development.

It is planned to carry out improvements to the bend on Albion Street/Rosemary Lane junction to improve highway safety. Service areas are to be created to the rear of the buildings which will be accessed off Albion Street. Enhancements are also proposed to the existing bus stops and a travel plan has been produced to enhance sustainable travel choices for users of the building.

The application is accompanied by the following information:-

- Planning submission report
- Design and Access Statement
- Travel Plan
- Transport Assessment
- Phase 1 Geo-environmental Assessment
- Desk based Archaeological assessment and Level 1 Building Survey
- Stage 1 Flood Risk Assessment
- Ecological Baseline Survey
- A bat and barn owl survey
- Noise Impact Assessment

CONSULTATION RESPONSES

Highways Control Officer

Concerns with regards to the rear service yards proposed as the doors/gates will open outwards and will obstruct the highway and cause a hazard to highway users. Further information is required on the walling/fencing arrangements to the inside of the bend at Albion Street/Rosemary Lane, waste collection arrangements and arrangements for deliveries, especially as the site is constrained and may result in vehicles having to manoeuvre on the highway to the detriment of highway safety

Further information on the following is required:-

- A parking assessment should be undertaken to confirm that the parking provision is acceptable
- The trip distribution should be checked against census journey to work data to confirm that it produces a sensible distribution
- The proposed signalised junction should consider pedestrian and cycle movements and provide these movements

- The proposed improvements to the Swing Pump Lane/Strand Street mini roundabout may cause wider traffic management issues
- The travel plan measures would include improvements to infrastructure to encourage travel by sustainable modes
- Confirmation regarding the contributions that need to be secured
- Stage 1 and 2 road safety audits provided for proposed changes which affect the local highway network.

English Heritage

The site is located at a prominent entrance to the Whitehaven Town Centre Conservation Area. Whilst the Local Planning Authority has a requirement to satisfy PPS 5 with respect to the proposed demolition of the existing buildings in the conservation area our remit is focussed on the proposed replacement buildings. Concerns about the design of the plinth/ground floor in relation to the quality of the enclosure to the street, in particular with regards to the lack of an active use at ground floor level and the lack of a main entrance into the buildings from Swing Pump Lane, and also to the alignment of the buildings that will enclose Rosemary Lane. These matters should be given further consideration.

Places Matter Design Review

We are very supportive of a strong contemporary scheme in this part of Whitehaven. We like the roof approach but feel that it is more about warehouse than Georgian. There is the potential for a strong statement with this development that does not require politeness.

The diagrams used to illustrate the overall massing of the new development against the public house and the chimney stack has given the pub the character of workers pub related to a factory setting which makes it sit more comfortably.

We prefer the cladding coming down and hitting the pavement rather than stopping at the plinth. The plinth does not animate the elevation onto Swing Pump Lane. A more active use at ground floor level would introduce activity at street level.

The space between the buildings and the landscaping needs to be given careful thought so that it is joined up to the buildings.

The redevelopment of the Albion Street sites will make a crucial contribution to sealing the western edge of the Conservation Area and should provide a strong and attractive entrance to the town centre from the south.

The general design principles behind the scheme are correct in terms of making a positive response to historic character and enhancing townscape. The site was part of the industrial corridor that stretched along the Pow Burn for centuries, pre dating the Georgian town. The industrial area would have been completely different to the grid iron layout and the associated well mannered and elegant buildings that have emerged in the town in the C18th/C 19th. It is important that the scheme reflects this variation of character and responds to the sites industrial history. The shape, massing and layout of the buildings have an industrial disposition which is attractively tempered by the use of contemporary idioms such as the extensive use of glazed walling.

Details relating to the materials, landscaping and boundary treatments should be covered by condition.

Historic Environment Officer, Cumbria County Council

Our records and the archaeological desk-based assessment report indicate that the site lies in an area of archaeological potential within the historic core of Whitehaven. The northern half of the site is located on the edge of the original village that grew up around the present day Market Place and Pow Beck. Plans show that dwellings and industries were located on the northern part of the site by at least the late 17th century. By the early 19th century the whole site was built on and was dominated by an iron foundry called the Phoenix Foundry and an engineering establishment called the Vulcan Works. Some of these structures still exist on the site. I have recommended that they are recorded prior to demolition as a condition on any planning consent that may be granted for the related conservation area consent application (4/10/2133). It is therefore considered likely that archaeological remains related to the development of Whitehaven survive on the site and that they would be disturbed by the proposed development.

Consequently, I recommend that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development. This can be secured by appropriately worded conditions.

Whitehaven Heritage Action Group

Sad at the loss of some of the buildings in the oldest part of the town, but a recognition that there was much dereliction in that area and it would be difficult to stand in the way of progress. The development would represent a huge visual change to the area but hopefully bring economic benefit.

Scientific Officer

On the site of the scrap yard, Newton and Vulcan foundries and former warehouses. The desktop study already completed with recommendations for phase 2 intrusive investigations.

Copeland Disability Forum

We welcome the proposed development and see that disability access has been considered and as this is a new building we expect it to comply with current legislation.

We understand that the proposal is to use the disabled parking bays in the multi storey car park. We would want to ensure that this is satisfactory and that there is ease of flow for wheelchair users from the car park to the office block, including suitable dropped kerbs.

Flood and Coastal Defence Engineer

The outline of the proposed new office accommodation falls entirely within Flood Zone 1. The accompanying Flood Risk Assessment states that a more detailed FRA is actually needed for the development. This should give a better indication of the actual flood risk to the site and provide details of any mitigation and resilience measures that need to be incorporated into the development.

The intention to harvest the rainwater to re-use to flush the toilets rather than discharge it into the surface sewer is an excellent approach.

Environment Agency

Given the sites are defined as Zone 1 and that the natural topography would reinforce this then we would have no objections to the proposal with regards to flood risk. The LPA should ensure that the development has adequate surface water management systems in place such that the development does not contribute to localised pluvial flooding.

Following consideration of the phase 1 geo-environmental assessment we would recommend a condition to deal with risks associated with contamination of the site.

Landscape Officer

A full landscaping scheme and maintenance regime should be secured.

Natural England

The primary concerns relate to the demolition aspects of this scheme. Provided that a comprehensive ecological survey is produced which is acceptable the impact of the rebuilding covered by this application will be negligible.

Neighbours

There has been a significant community engagement during the development of this proposal including specific presentations to community stakeholders and also public consultation meetings. These generated much interest and there was some debate about the scale and design of the buildings, in particular the gabled forms. There was a general agreement that the development would aid the redevelopment of the town and bring more people into the town centre

Following the receipt of the planning application three letters have been received which acknowledge that this part of the town needs redevelopment and the proposed development will have economic benefits but will over power the area with single purpose buildings which do not fit in with the surrounding area and are not sufficiently adaptable for alternative uses in future.

There is scope to have more sympathetic design used between Dusty Miller and the multi storey car park which is more in line with the Georgian characteristics of the town. A modern portal building using local materials could emulate the more traditional lines common to the local architecture.

PLANNING POLICY

National Policy

Government guidance set out in Planning Policy Statement 1: Delivering Sustainable Development establishes sustainable development as the core principle underpinning planning.

Planning Policy Statement 4: Planning for Sustainable Growth seeks to secure sustainable economic growth.

Planning Policy Statement 5: Planning for the Historic Environment seeks to conserve the historic environment and existing heritage assets.

West Cumbria has been established as Britain's Energy Coast. A Master Plan has been produced which lists a package of projects that will be used as a springboard for the regeneration of West Cumbria. These include new employment sites.

Local Plan Policy

The following planning policies within the adopted Copeland Local Plan 2001-2016 are relevant to this proposal:-

- DEV 1 – Sustainable Development and Regeneration
- DEV 2 – Key Service Centres
- DEV 6 – Sustainability in Design
- DEV 8 – Major Development
- EMP 5 – Employment Uses in Key Service Centres
- TCN 4 – Town Centre Design
- TCN 9 – Whitehaven Town Centre Strategy
- TCN 10 - Whitehaven Town Centre
- TCN 12 - Town Centre Opportunity Development Sites
- ENV 5 – Protected Species
- ENV 26 - Development in and Affecting Conservation Areas
- TSP 6 – General Development Requirements
- TSP 7 – Transport Assessments and Travel Plans

The adopted Whitehaven Town Centre Conservation Area Character Appraisal identifies the site as part of the Old Town which incorporates the extent of the town prior to the involvement of the Lowther family (1630 onwards)

As part of the Conservation Area Appraisal a development guide has been produced for both sites. The purpose of these guides was to encourage appropriate high

quality development on site and the enhancement of the special historic character of this part of the town. It sets the following criteria as a guide to development:-

- Good quality contemporary design that acknowledges the character of the town
- High density development which provides uses that will enhance the area
- The buildings should be no less than 3 storeys high
- The existing public house and historic chimney should be retained
- The new development should mask the blank elevation of the multi storey
- Material and detailing should reflect the context and enhance the Conservation Area
- Any new development shall be presented as a collection of forms rather than as a single mass

ASSESSMENT

This application relates to a prominent site on the main approach into the town from the south west which is designated as a town centre opportunity development site within the adopted Copeland Local Plan 2001-2016. The current buildings which occupy the site are in a poor condition and have a negative impact on this part of the towns Conservation Area.

The submitted scheme seeks to redevelop the area to produce a high quality modern development which will result in a significant improvement to this part of the Conservation Area.

Planning policies require the design of the proposed development to preserve and enhance the conservation area. In this case, it must be shown the proposed development will respect and make legible the historic character of this part of the town. The drawings and detailed information submitted with the application shows that the design of the proposed development has been clearly informed by the site's historic industrial past. The shape, massing and layout of the buildings have an industrial disposition which is attractively detailed by the use of modern materials. The retention of the foundry chimney will provide an attractive landmark and a link to the site's industrial past. The site falls within the former industrial area which predates the Georgian Town. The proposed development has been designed in a way that will retain the contrast between the grid-iron post-medieval new town and the historic industrial corridor in a sensitive and distinctive manner.

English Heritage has raised concerns relating to the plinth, the lack of an active frontage and the siting of the main entrance into the development off Swing Pump

Lane. Historically this was an industrial/residential frontage separated away from the commercial town centre. The plinth is perforated with vertical glazed openings which will allow clear views of the activity within the building and help to animate the frontage. One of the benefits of the scheme will be to bring new workers into the town which should increase footfall into the town centre and improve the economic viability of existing shops and encourage the re use of vacant properties. To introduce retail into the building frontage would diminish the contribution that the development makes to economic regeneration by capturing the service market into the site.

The other main outstanding issue raised by this application relates to highways matters. The Highways Control Officer has raised a number of points with regards to the layout of the scheme and also its wider impact on the highway network within this part of the town. The architect and highways consultant are currently discussing these matters in detail with the County Council. It is anticipated that some of the design issues can be resolved although some of the other points raised appear to be general highway improvements which would fall outside the remit of this application. Members will be provided with an update of the outcome of these discussions at the meeting.

Overall this scheme represents a high quality contemporary design which is considered to be appropriate for this part of the town. The economic benefits derived from a new high quality office space will be significant and will provide a catalyst for the regeneration of Whitehaven town centre. The sustainable design will create an exemplar building which will set an important bench mark for future development within the region. On the basis that the highways issues can be resolved to the satisfaction of the County Council this scheme is considered to be acceptable.

As the application has been submitted by the Council it has to be referred to the Government Office for the North West (GONW) before any decision can be issued. The GONW has a 28 day period in which to consider whether they wish to call in the application.

Recommendation:-

That delegated authority is given to the Development Control Manager to grant planning permission subject to the satisfactory resolution of the highways issues with the County Council and following referral of the application to the Government Office for the North West and subject to the following conditions:

Conditions

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Travel Plan Framework prepared by the Halcrow Group dated February 20 February 2010
 - Transport Assessment prepared by the Halcrow group dated February 2010
 - Phase 1 Geo-environmental assessment prepared by the Halcrow Group dated February 2010
 - Stage 1 Flood Risk Assessment prepared by Halcrow Yolles dated February 2010
 - Ecology baseline study and indication of potential credits for BREEAM office 2008 prepared by the Halcrow Group dated December 2009
 - Wildlife survey prepared by Thurston Watson Ecology Consultancy Ltd dated July 2010
 - Planning application report prepared by RMJM dated 12 February 2010
 - Location plan and site plan reference 3610 (PL) 001
 - Site sections south reference 3610 (PL) 002
 - Site sections north reference 3610 (PL) 003
 - Ground floor plan reference 3610 (PL) 100
 - First floor plan reference 3610 (PL) 110
 - Second floor plan reference 3610 (PL) 120
 - Third floor plan reference 3610 (PL) 130
 - Level 3.5 plan reference 3610 (PL) 135

- Roof plan reference 3610 (PL) 140
- Section A-A reference 3610 (PL) 300
- Section B-B and C-C reference 3610 (PL) 301
- East elevation reference 3610 (PL) 400
- West elevation reference 3610 (PL) 401
- Entrance elevations reference 3610 (PL) 402
- North and south elevations reference 3610 (PL) 403
- Visualisations reference 3610 (PL) 404
- Demolitions – existing building plan reference 3610 (09) 001(E)
- Demolitions – proposed removals plan 3610 (09) 002 (P)
- Demolitions – key removals/retention photographs – reference 3610 (09) 003 (P)

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. A sample panel of the proposed external facing materials shall be erected on the site for the further written approval of the Local Planning Authority and this approval shall be obtained before any of the superstructure is erected.

This panel shall be of sufficient size to indicate the method of jointing and coursing to be used.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

4. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

5. Before the development hereby permitted is first occupied a gate/fence shall be erected between the office building and the existing public house on Swing Pump Lane in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved gate/fence shall be maintained at all times thereafter.

Reason

To ensure a satisfactory finish in the interests of visual amenity.

6. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the boundary treatment of the site along the north west including the extent and elements of the historic stone wall which are to be retained and also details of the new stone wall which is to be constructed. The approved boundary treatment shall be maintained and retained at all times thereafter.

Reason

To ensure a satisfactory boundary treatment in the interests of visual amenity of the Conservation Area.

7. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

- I. An archaeological evaluation
- II. An archaeological recording programme the scope of which will be dependent upon the results of the evaluation.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains.

8. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

9. The development shall implement all of the mitigation and compensation measures set out in the Wildlife Survey, prepared by Thurston Watson Ecology Consultancy Ltd, July 2010., and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

10. Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination on the site shall each be submitted to and approved in writing by the Local Planning Authority.

- An intrusive site investigation of land and groundwater to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- The site investigation results and the detailed risk assessments (1) and based on these, an options appraisal and remediation strategy giving full details of the remediation options.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete.

Reason

To protect controlled waters.

11. Before development commences full details of the foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme.

12. No development shall be carried out on site which is the subject of this permission until details of all the external illumination that is to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details.

Reason

In the interests of visual amenity and highway safety.

13. The approved Travel Plan shall be implemented in full in a timetable to be agreed in writing with the Local Planning Authority. The approved travel plan shall continue to be implemented as long as any part of the development is occupied.

Reason

In the interests of highway safety and to aid the delivery of sustainable transport objectives.

14. An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer / occupier and submitted to the Local Planning Authority for approval in writing.

Reason

In the interests of highway safety and to aid the delivery of sustainable transport objectives.

15. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works shall include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping shall be carried out in accordance with the approved details.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

16. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

17. A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason

To ensure a satisfactory landscaping scheme.

Reason for Decision

The redevelopment of this site to provide office accommodation will enhance the character and appearance of this part of the conservation area and also provide significant economic benefits to Whitehaven town centre in accordance with policies DEV 1, DEV 2, DEV 6, TCN 9, TCN 10, TCN 12 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 3.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2133/0C1
Application Type:	Conservation Area Consent : CBC
Applicant:	Copeland Borough Council
Application Address:	LAND TO NORTH AND SOUTH OF ALBION STREET, WHITEHAVEN, CA28 9AA
Proposal	CONSERVATION AREA CONSENT FOR DEMOLITION OF DILAPIDATED STRUCTURES
Parish:	Whitehaven
Recommendation Summary:	Approve Conservation Area Consent (within 3yrs)



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INTRODUCTION

This application relates to two areas of land which front onto Swing Pump Lane and are separated by Albion Street. The two sites lie within the Conservation Area and are currently occupied by a number of dilapidated buildings.

Members carried out a site visit in April at which the existing buildings and condition of the site were considered in addition to the redevelopment proposals for the site.

PROPOSAL

Conservation Area Consent is sought for the demolition of all of the buildings on the site with the exception of the existing public house which lies adjacent to the junction of Albion Street and Swing Pump Lane, a tall historic chimney and a section of stone walling which fronts onto Rosemary Lane. The demolition will enable the site to be redeveloped to provide modern office accommodation. A detailed planning application for the redevelopment of the site is included on the agenda under reference 4/10/2130/0F1.

The application is accompanied by the following information:-

- A justification report for the demolition of the structures in the Conservation Area
- A desk based archaeological assessment and Level 1 building survey
- A wildlife survey
- An ecological baseline survey

JUSTIFICATION FOR DEMOLITION

A justification has been provided with the application as required by PPS 5. This states that the existing buildings are in a dilapidated condition and do not contribute to the character and appearance of the Conservation Area. Their removal will allow the site to be redeveloped to form a high quality office block which will have a significant impact on the regeneration of this part of the town.

An archaeological assessment has also been submitted which confirms that there are no standing structures that are of sufficient archaeological significance to warrant their incorporation into the new development. However they do recommend recording the buildings prior to their demolition.

The site has previously been considered by English Heritage in response to a request to list the buildings to secure their protection. English Heritage concluded that the buildings on the site are not of sufficient special architectural or historic interest to merit their listing. A summary of their specific comments on each building are listed below:-

The former town house on 15 Albion Street

- The exterior of the building is of a relatively modest architectural design
- The building is of a standard pattern for its date and has suffered considerable loss of interest through dereliction
- There is a very low likelihood that original features of interest survive within the building

The former Town House 16-17 Albion Street

- The conversion of the ground floor into a shop has had a significantly detrimental effect to what was already an architecturally modest front elevation
- Conversion of the building into two properties has significantly altered the original internal layout of the building
- A combination of internal alterations and structural collapse has left few surviving early features

1-4 New Town

- There has been significant alterations to the roof and the front and rear elevations of the terrace
- A change of use from a domestic function to a storage function has resulted in a significant change to the internal layout of the houses with all properties subsequently being made accessible from each other
- Some significant original features such as chimneys, doors, windows and staircases have been removed

ECOLOGY ISSUES

A full ecology report has been submitted with the application following extensive survey work which has been undertaken on the site. These surveys have revealed that there is a bat roost on the site which will be destroyed as a result of the demolition. A European Species Licence will be required to remove this bat roost if Conservation Area Consent is granted.

The reports have concluded that it is unlikely that there are any badgers and reptiles present on the site.

Natural England has been consulted on the final ecological report. Their comments will be reported at the meeting.

CONSULTATION RESPONSES

Scientific Officer

This application site is on the site of a scrap yard and the former Newtown and Vulcan foundries and former warehouses. Desktop studies have already been completed which recommend a phase 2 intrusive investigation.

Flood and Coastal Defence Engineer

I have no issues with regards to the demolition of the dilapidated structures.

Natural England

The proposal may affect statutory protected species, primarily bats and breeding birds but also potentially reptiles and badgers. There is insufficient information accompanying the planning application from which to ascertain the possible impact of this development on protected species. An ecological survey of the proposal site should be commissioned prior to any consent being considered. Without these surveys Natural England objects to the proposed development.

English Heritage

Our focus is based upon the proposed replacement buildings. However the Local Planning Authority has a requirement to satisfy Planning Policy Statement 5 – Planning for the Historic Environment with respect to the proposed demolition of the existing buildings in the Conservation Area.

North of England Civic Trust

This part of Whitehaven sits beneath the scarp which leads to the headland that contains the southern edge of the harbour area. Pow Burn ran along the base of the scarp to provide the water supply and related power for the early development of the town's industrial base. This industrial corridor runs along the edge of the 17th and 18th century planned town, the latter characterised by its iron grid pattern and terraces of fine buildings. Historically, the industrial area was of a separate and distinctive character but which was of equal historic significance in terms of the post-medieval development of the town. Little remains of the industrial area.

English Heritage has inspected the area and concluded that none of the standing structures are worthy of listing. However, given the historic significance of the area, a desk based assessment and Level 1 standing building survey of the site has been undertaken in order to determine the archaeological significance of the site. The consultants and the County Councils Historic Environment Officer have made a number of recommendations regarding further recording which should be included as conditions to any Conservation Area Consent approval.

The application is accompanied by a report which addresses a number of key issues in a satisfactory way. In my view the level of detail included with the application satisfies the requirements set out in Policy HE6 of PPS 5.

County Historic Environment Officer

The structures surviving on the site are of historic interest. They comprise the remains of the Phoenix Foundry and Vulcan Works, both dating to the mid 19th century, a row of early 19th century workers cottages, a row of early 19th century town houses, and a collection of mid – late 19th century dwellings and industrial buildings in various state of preservation. Some of the buildings are in poor condition but sufficient historic fabric survives to indicate their origins, development and functions. This group of buildings represents an important part of the social and economic history of Whitehaven during the 19th century and reflects the town's development during this period.

Consequently, I recommend that an archaeological building recording programme be undertaken in advance of demolition. I advise that this is secured by attaching a negative condition to any planning consent.

Whitehaven Heritage Action Group

Express sadness at the loss of some of the buildings in the oldest part of town but recognise that there was much dereliction in that area and it would be difficult to stand in the way of progress. The development would represent a huge visual change to the area but hopefully bring economic benefit.

PLANNING POLICY

Government guidance on conservation of the historic environment is set out in Planning Policy Statement 5 – Planning for the Historic Environment which was issued in March.

This clarifies that Local Planning Authorities (LPA) should assess the significance of heritage assets affected and the contribution of their setting to that significance. The loss of any heritage asset will require clear and convincing justification.

LPAs should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance the LPA should take into account the desirability of enhancing the significance of the Conservation Area

including where appropriate through development of that element. This should be seen as part of the process of place shaping.

Where loss is justified the Local Planning Authority should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.

Government guidance on ecology is set out in Planning Policy Statement 9 – Planning for Biodiversity and Geological Conservation and its associated Good Practice Guide. This stresses that the presence of a protected species is a material planning consideration if a development proposed is carried out and is likely to result in harm to the species or its habitats. Planning applications should be accompanied by appropriate ecological surveys which should set out any required mitigation or compensatory measures.

Policy ENV 25 of the adopted Copeland Local Plan relates to demolition in Conservation Areas. It states

“The demolition of buildings which make a positive contribution to a Conservation Area will not be permitted unless the Council is satisfied that no viable use can be found following adequate efforts. In all cases where demolition is permitted this will be subject to the carrying out of a redevelopment scheme which enhances the Conservation Area consecutive to the demolition.

All proposals for demolition must be accompanied by details of redevelopment, which will be secured by means of a legal agreement.”

Policy ENV 5 of the Local Plan seeks to ensure development will not have an adverse impact on protected species and their habitats. Appropriate mitigation and compensatory measures should be considered.

The adopted Conservation Area Character Appraisal outlines that the site falls within the Old Town which is the extent of the town prior to the involvement of the Lowther family (1630 onwards). It acknowledges that the site is occupied by a number of semi vacant sites and that the existing buildings create an extremely incoherent and incomplete streetscape which does little to enhance the character and appearance of the Conservation Area.

CONCLUSIONS

This proposal has been fully considered under guidance from both the North of England Civic Trust and the County Council Historic Environment Officer. English Heritage has confirmed that the buildings are of a poor condition and are not worthy of listing.

The existing buildings are considered to have a detrimental impact on this part of the Conservation Area. Their demolition is considered to be justified in this case and will allow the site to be redeveloped to provide a high quality building which will act as a catalyst for the wider regeneration of the town and enhance this part of the Conservation Area.

It is appropriate to record the buildings prior to their demolition in accordance with the guidance set out in PPS 5. This recording can be adequately controlled by the imposition of a suitably worded condition which requires these works to be undertaken prior to the demolition of any buildings.

The other key issue relates to ecology. Natural England has been asked to comment on the ecological report that has been submitted following the extensive survey work that has been undertaken. Their comments will be reported at the meeting. Subject to a satisfactory response this application is considered to be acceptable.

As the application has been submitted by the Council it has to be referred to the Government Office for the North West (GONW) before any decision can be issued. The GONW has a 28 day period in which to consider whether they wish to call in the application.

Recommendation:-

That delegated authority is given to the Development Control Manager to grant Conservation Area Consent subject to no adverse comments being received from Natural England and following referral of the application to the Government Office for the North West, subject to the following conditions:

Conditions

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Prior to the carrying out of any demolition or alteration works the existing buildings affected by this proposed development shall be recorded in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The appropriate level of building recording should be determined in consultation with Cumbria County Councils Historic Environmental Service and should include:-
 - The upstanding remains of the former Phoenix Foundry
 - The purpose built engineering shed (including its original A frame and king post roof trusses, bearing boxes and blocked openings on its east and west elevations)
 - The row of cottages (including the early 19th century fixtures and fittings, and the panelled doors and cast iron fireplaces)
 - The blocked fenestration fronting Rosemary Lane
 - 15-17 Albion Street
 - The 19th century elements of the garage

Within 2 months of the commencement of construction works 3 copies of the resultant survey report shall be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration and demolition as part of the proposed development.

3. No demolition hereby approved shall take place until a contract for carrying out works on the redevelopment of the site, as approved by the separate planning permission reference 4/10/2130/0F1 has been made.

Reason

For the avoidance of doubt and to ensure that the new development takes place after the demolition has occurred in the interests of enhancing the character and appearance of the Conservation Area.

4. Prior to the demolition hereby approved an appropriate method of permanently interpreting the history of the site shall be provided on the land as part of the redevelopment scheme in a manner and location to be agreed in writing by the Local Planning Authority.

Reason

To ensure that a permanent record of the history of the buildings is retained on the site.

Reason for Decision

The existing buildings on the site are not considered to make a positive contribution to the Whitehaven Conservation Area and their removal will allow the site to be redeveloped which will result in an enhancement to this part of the Conservation Area in accordance with the guidance set out in Planning Policy Statement 5 and also Policy ENV 25 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 4.

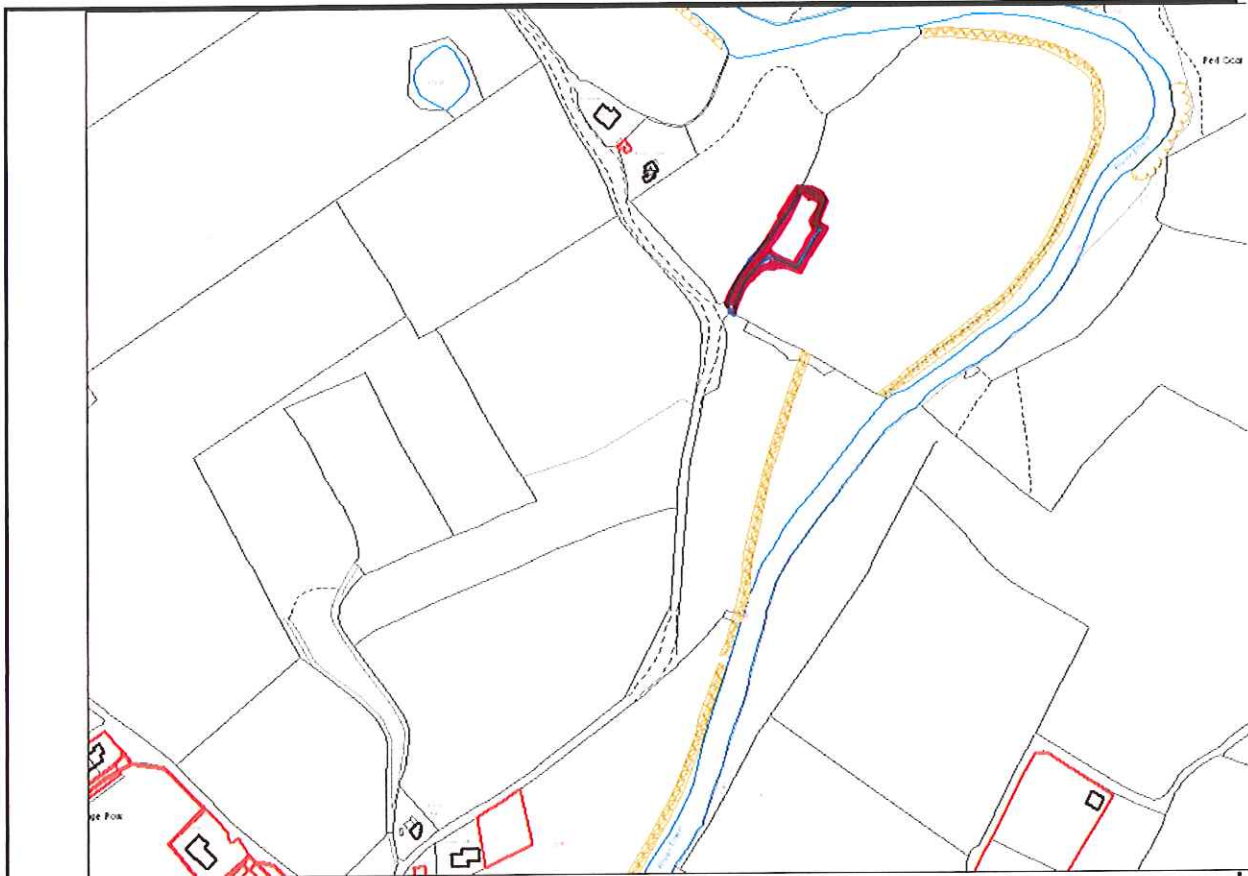


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2257/0o1
Application Type:	Outline : CBC
Applicant:	Mr and Mrs T Sharp
Application Address:	LAND NORTH EAST OF BRAYSTONES, BECKERMET
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF NEW FARM HOUSE
Parish:	Lowside Quarter
Recommendation Summary:	Site Visit



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The Proposal

Permission is sought in outline for the erection of a new agricultural dwelling on a green field site to the north of Braystones village. The applicants currently have an existing operational farm unit in the centre of the village comprising 125 acres known as 'Holme Croft Farm' which they have farmed for many years as a livestock rearing and arable unit and now wish to relocate outside the village. The grounds put forward in support of the proposal centre on the fact that an agricultural appraisal undertaken on behalf of the applicants in 2008 identified that their current site is constrained by being within the centre of a village which has over the years become increasingly residential in nature. This has affected the farming enterprise by restricting livestock / machinery movements and the amount of noise generated from such an enterprise is locally becoming an issue. As a result the applicants are reluctant to invest in the erection of modern farm buildings on this site which are

necessary for viable business production with the existing ones now becoming inadequate for modern agricultural use. The accompanying report highlights the applicants need to relocate the farm unit and identifies the limitations they face if they continue to operate from the present premises.

It is proposed that the range of traditional buildings at the existing farm unit in the village will be converted to residential, subject to the necessary planning consents being obtained, and the existing farmhouse which is unrestricted either sold off or rented out.

Planning Policy

The following national guidance and local plan policies are relevant to the consideration of this application:

Planning Policy Statement 7 `Sustainable Development in Rural Areas` sets out the national criteria and functional test that need to be satisfied for any new agricultural enterprise where a residential dwelling is proposed.

Adopted Copeland Local Plan 2001-2016 Policy DEV 6 and HSG 5, the former advocates high quality sustainable design in all new developments whilst the latter supports housing in the countryside where exceptional need cases have been demonstrated.

Key Issue for Consideration

Any proposal such as this for the setting up of a new agricultural enterprise with a residential unit in the open countryside is subject to rigorous vetting, irrespective of the fact it constitutes a relocation, and has to satisfy the criteria set out in Planning Policy Statement 7 by passing the functional and financial test as well as the relevant local plan policies. In this respect an independent agricultural appraisal has been commissioned by Capita Symonds the results of which are awaited. If these indicate the scheme is viable then it is necessary to consider the suitability of the site which is in open countryside for a development of this nature. In the meantime whilst this is awaited it is recommended that Members take the opportunity to visit the site to fully appraise all the relevant issues the application raises including the suitability of the site.

Recommendation:-

Site visit

ITEM NO: 5.

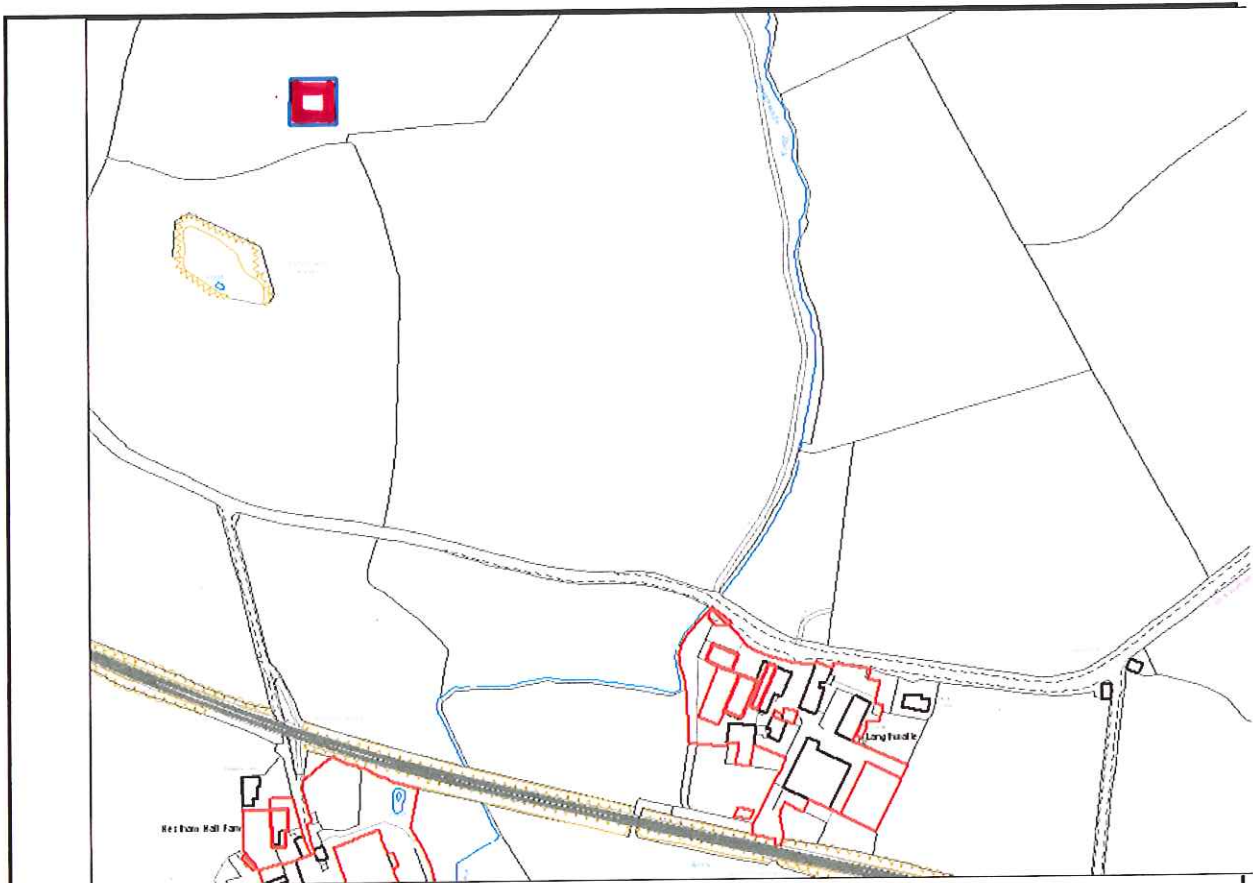


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2262/0F1
Application Type:	Full : CBC
Applicant:	Cornwall Light & Power
Application Address:	LANGTHWAITE FARM, MILLOM
Proposal	TEMPORARY INSTALLATION OF 16M HIGH WIND MONITORING MAST
Parish:	Whicham
Recommendation Summary:	Approve (commence within 3 years)



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THE PROPOSAL

Permission is sought to erect a 16 metre high wind monitoring mast for a temporary three year period on an elevated open fell side site situated to the north east of the A5093 approach road to Millom, approximately 0.7miles from the edge of the built up area of the town.

In detail the proposal comprises a single free standing pole made of fibre reinforced plastic with associated guide wires made from high grade stainless steel to provide a good anchoring system. Upon the pole will be sited 2 horizontal u shaped booms at differing heights and attached to each of these will be anemometers and wind vanes.

There will also be a single wind vane attached to the mast pole itself some halfway up. Sensors mounted on the mast will record the wind flows and after a period of at least a year will provide a reasonable estimation of the wind resource on the site.

No new vehicular access is required for setting up the mast and subsequent routine inspections. Access is currently available off the adjacent road via an agricultural field gate up onto the fell.

The mast is required for the purposes of recording information and measuring the wind resource across the site as a potential forerunner to a proposed wind farm in this location for which a recent scoping opinion was sought.

CONSULTATIONS

None received to date – an update will be given at the meeting.

PLANNING POLICY

Planning Policy Statement 22 on Renewable Energy (PPS 22) sets out the Government's policy and positively promotes and encourages such development where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

Cumbria Wind Energy Supplementary Planning Document, July 2007. This is supplementary guidance adopted by all Cumbrian Authorities and advocates a consistent approach to dealing with such proposals.

Policy EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 are relevant. The former supports renewable energy developments subject to certain criteria satisfactorily being met, whereas the latter is specific to wind energy.

ASSESSMENT

The proposal is for the erection of a single wind monitoring mast for a temporary three year period only. Whilst it may well be the forerunner to a wind farm proposal if the results of the monitoring are positive, all that is currently being considered is this proposal for a single temporary mast. Any future wind farm proposal would be the subject of a separate application.

The key issue here therefore to consider is whether there would be any significant adverse visual affects on nearby residences or the landscape arising from the erection of this single mast and where it has the scope to cause an unacceptable noise nuisance. As regards visual impact given that the nearest residence is some 430m distant it is unlikely to cause significant harm to any residential amenity. In terms of landscape impact it is considered that this will be negligible with the structure, which is grey in colour and relatively minimal in scale and massing, being viewed against the backdrop of the rugged fell side. As for noise a single anemometer in this location such a distance from residences is considered unlikely to create any significant noise disturbance.

Taking the above into account the proposal is considered to represent an acceptable form of wind energy development in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

Recommendation:-

Approve subject to:-

Conditions

1. This permission shall expire on 31 July 2013. The wind monitoring mast shall be removed from the site on or before this date and the land restored to its former condition unless prior written consent has been sought and granted for its retention.

Reason

The Local Planning Authority would wish to review the matter at the end of the limited period stated.

Reason for Decision

The erection of a single 16 metre high wind monitoring mast on this elevated fell side location is considered an acceptable form of temporary development in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 6.

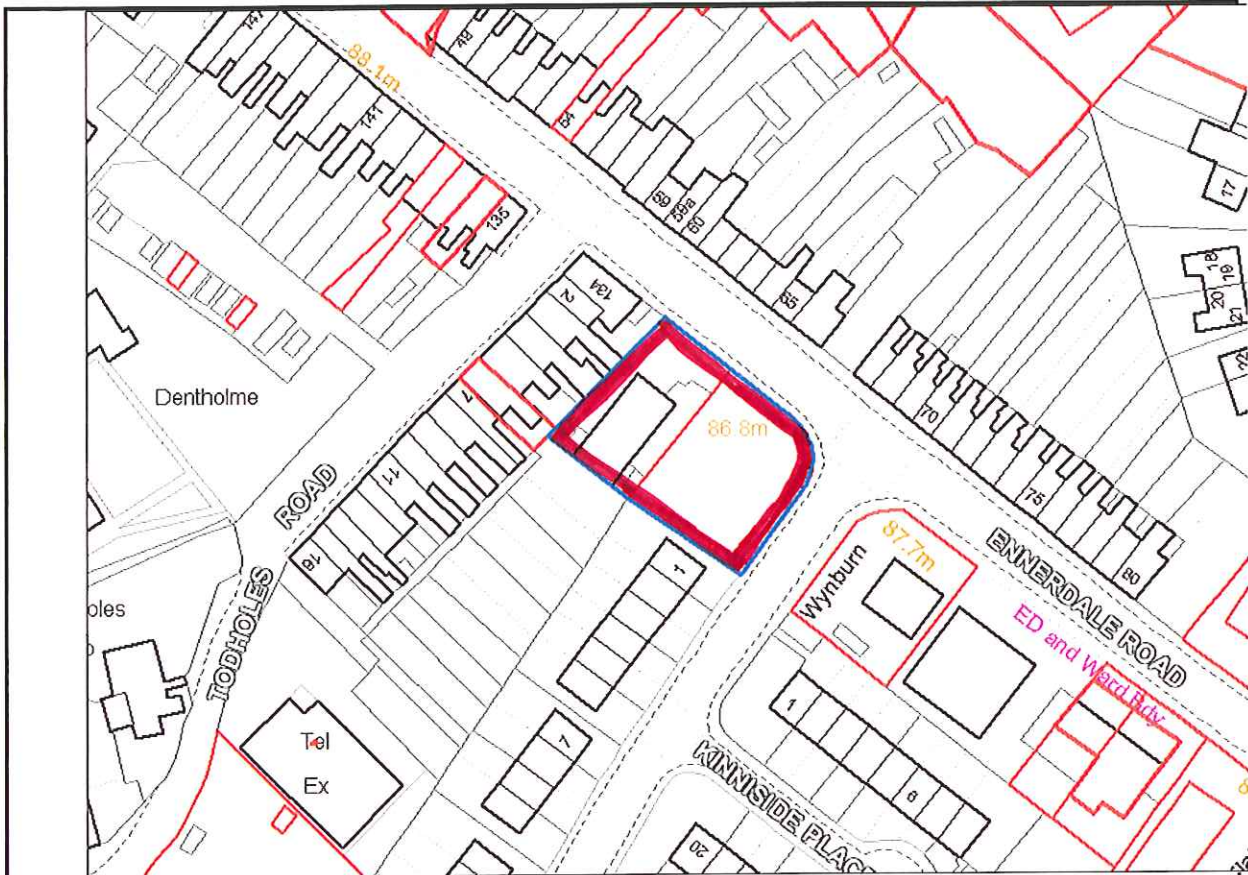


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2269/001
Application Type:	Outline : CBC
Applicant:	Mr P Smith
Application Address:	FORMER METHODIST CHURCH, ENNERDALE ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL CAREHOME/SHELTERED ACCOMMODATION
Parish:	Cleator Moor
Recommendation Summary:	Approve in Outline



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Outline planning permission is sought for a residential carehome/ sheltered accommodation on the site of the former Methodist Church, Ennerdale Road, Cleator Moor. It is approximately 990m² in size, fronting onto Ennerdale Road to the east and Priory Drive to the south and is situated in a primarily residential area.

The site is located to the south of the Cleator Moor settlement, currently consisting of an area of wasteground and the derelict former church building. It has been vacant for a number of years and is in a poor state. It received planning permission in 1990 for a change of use to an upholstery workshop with living accommodation above (4/90/0372/0 refers) and prior to this, outline planning permission was granted in 1989 for residential development on the site (4/89/0368/0 refers).

The proposal would see the redevelopment of the site for a 'C2' facility, as detailed in the Use Class Order. This category covers residential institutions, including carehomes.

Although the application is only in outline form an indicative layout has been submitted with the application which shows an L shaped building proposed along the north boundary and onto the front portion of the site fronting onto Ennerdale Road. It is anticipated that the building will be of a three storey design and will cover a total floor area of approximately 500sq.m. The existing vehicular access is to be used from Priory Drive, with an amended plan now showing a total of 18 on site car parking spaces.

A letter has been received regarding the proposal from a local resident who has commented that she is in favour of the application, having campaigned to raise awareness of the dilapidated state of the former church building. She feels the redevelopment of the site would be a positive asset to the town.

In terms of consultation responses, Cumbria Highways have not raised any objections to the proposal following the submission of an amended plan detailing additional car parking on site as mentioned above. United Utilities have no objections, subject to conditions relating to the foul and surface water drainage.

The Council's Scientific Officer has commented that because of the proposed sensitive end use as residential accommodation, a desk study and site walk over should be undertaken in accordance with Planning Policy Statement 23: Planning and Pollution Control.

With regard to planning policy, Policy DEV 2 of the adopted Copeland Local Plan 2001 – 2016 defines Cleator Moor as one of the key service centres where new development should be focused. The application site falls within the development boundary for the town and is brownfield land.

Policy HSG 18 of the Local Plan, regarding Residential Institutions, states: -

Proposals for new or changes of use to Class C2 uses will be permitted so long as:

- 1) in the case of a proposed new building they are of a scale, design and materials appropriate to the area
- 2) in the case of an existing property any extensions, alterations or external features such as fire escapes are of a scale, design and material which retain the character of the building and are compatible with its surroundings
- 3) off street parking is provided in accordance with the guidelines set out in Appendix 1
- 4) adequate external amenity space is provided
- 5) no extensions, alterations or associated works create amenity problems for residents of adjacent properties.

This brownfield site is well located within the settlement near to the town centre and is easily accessed by public transport. The site is of sufficient size to accommodate a suitable scheme and any redevelopment will improve the appearance of this part of the town due to the current poor state of the site and former church building, to the benefit of local residents.

As the application is only in outline with all matters reserved the proposal is to be judged solely on the principle of a C2 use on the site. A further submission would be required to confirm all details if this application is approved. The other issue raised in the course of this application in terms of contamination can be adequately covered by an appropriately worded condition.

This application is viewed positively in accordance with the above local policy guidance as it would potentially provide additional carehome space within the area and allows for the redevelopment of the site. It is therefore recommended for approval.

Recommendation:-

Approve in outline

Conditions

- 1) The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

(a) The expiration of THREE years from the date of this permission

or

(b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 3) Permission shall relate solely to the amended block plan/location plan received by the Local Planning Authority on 29 June 2010.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 4) No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reason

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

- 5) The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

Reason

To ensure a satisfactory drainage scheme.

Reason for Decision

An acceptable proposal in principle for the redevelopment of this brownfield site located within the Cleator Moor settlement boundary for a residential carehome in accordance with Policies DEV 2 and HSG 18 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 7.

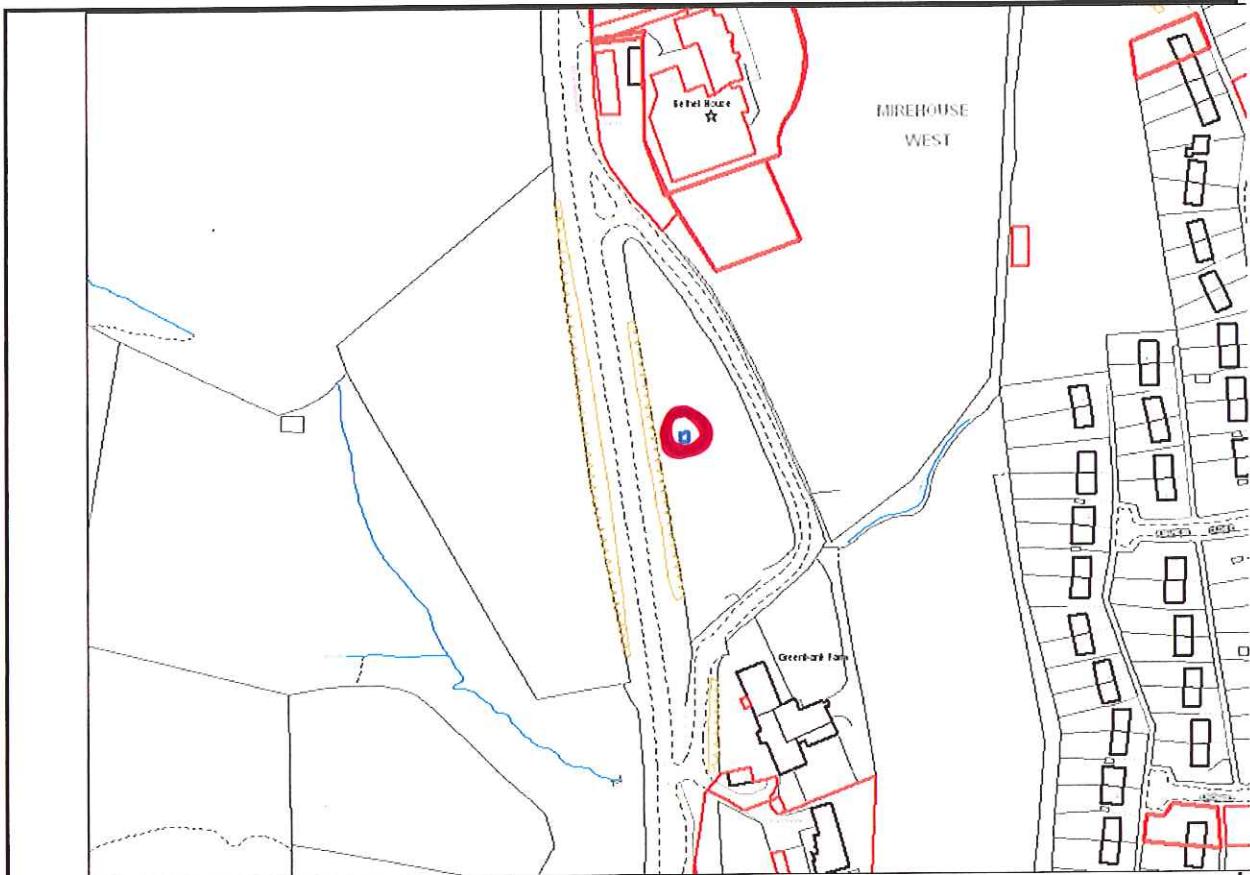


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 21/07/2010

Application Number:	4/10/2272/0F1
Application Type:	Full : CBC
Applicant:	Dr G Whillock
Application Address:	Greenbank Farm, GREENBANK, WHITEHAVEN
Proposal	ERECTION OF 12M WIND TURBINE
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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PROPOSAL

Planning permission is sought for the erection of a micro wind generator on a raised area of land which flanks St Bees Road to the north of Greenbank Farm. The turbine is to consist of a 12 metre high tower with a 3 metre blade radius giving a total height of 15 metres. The structure will be grey in colour and has been designed with a hinge mechanism at its base so that it can be lowered to the ground to allow maintenance to be carried out on an annual basis.

The turbine is to be used to generate electricity for domestic use by the applicant who lives in the adjoining farm. It is anticipated that the turbine would generate between 7000 and 11000 kwh of renewable energy per annum.

The applicants have provided additional details to justify the site chosen for the turbine. They claim that the turbine has to be sited on the western side of the land to maximise the potential wind capture and avoid any interference on the air flow from the existing vegetation on the site. This location also provides a separation distance of 83 metres with the nearest residential properties which is required to reduce the noise levels.

CONSULTATION RESPONSES

Highways Control Officer – No objections

PLANNING POLICY

Planning Policy Statement 22 sets out the Governments guidance on renewable energy. It positively promotes and encourages such development where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

A Cumbria wide Wind Energy Supplementary Planning Document (SPD) was published in July 2007. This is supplementary guidance and advocates a consistent approach to dealing with such proposals. The Council adopted this SPD in 2008.

Policy EGY1 of the adopted Copeland Local Plan 2001-2016 sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:-

Proposals for any form of renewable energy development must satisfy the following criteria:

1. That there would be no significant adverse visual effects
2. That there would be no significant adverse effects on landscape or townscape and distinctiveness
3. That there would be no adverse impacts on biodiversity
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation
5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network
7. That any waste arising as a result of the development would be minimized and dealt with using suitable means of disposal.

Policy EGY 2 refers specifically to wind energy. In addition to the criteria set out in Policy EGY 1 it requires a scheme to be agreed for the removal of the turbine and associated structures and the restoration of the site once the turbine has been removed.

ASSESSMENT

The site chosen is detached from the existing building group and lies in close proximity to St Bees Road. The applicants have outlined that other locations were considered for the installation but this site offered the best option due to the need to maximise wind capture and also to provide an adequate separation distance with the nearby residential properties thereby reducing the potential noise nuisance. The Environmental Health officer has been consulted on this application to ensure that the noise levels that would result from the turbine proposed would fall within acceptable tolerances. Any response will be reported at the meeting.

The applicant has submitted a number of photomontages with the application to illustrate its visual impact within the localised area. These confirm that the dense belt of vegetation which lines the site will provide a degree of screening which will help to screen the turbine. Although the turbine will be visible from St Bees Road, especially when viewed looking in a southerly direction, these views will be intermittent and will

only involve the top section of the tower and the blades. Overall the impact within the landscape will be modest.

Recommendation:-

Approve subject to:-

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission is for a period not exceeding 20 years from the date that the turbine is first commissioned. The site shall be thereafter restored to agricultural use in accordance with a scheme, including a timetable for implementation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

3. The total height of the turbine hereby permitted shall not exceed 15 metres above ground level when measured to the blade tip.

Reason

To minimise visual intrusion.

4. No development shall commence until full details of the finish and colour of both the turbine tower and blades have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To minimise visual intrusion.

Reason for Decision

The proposed wind turbine is modest in scale and would not have a significant adverse impact on either the local landscape or the amenities of the residential properties within the area in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

Application Number	4/10/2214/0L1
Applicant	Mr Reza Moghadam
Location	66 LOWTHER STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR EXTENSION & ALTERATIONS TO FORM NEW KITCHEN STORES, ACCESSIBLE TOILETS & FIRE ESCAPE & REDUCTION OF REAR CAR PARK WALL & LANDSCAPING CAR PARK AREA
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	24 June 2010
Dispatch Date	24 June 2010
Parish	Whitehaven

Application Number	4/10/2215/0F1
Applicant	Dr John Telford
Location	BROOKBANK, KIRKLAND, FRIZINGTON
Proposal	REAR EXTENSION INCORPORATING A GLAZED CONSERVATORY & GARDEN STORE AND THE ERECTION OF A FRONT PORCH
Decision	Approve (commence within 3 years)
Decision Date	22 June 2010
Dispatch Date	22 June 2010
Parish	Lamplugh

Application Number	4/10/2219/0F1
Applicant	Mr Stephen Whitaker
Location	SALTHOUSE FARM, SALTHOUSE ROAD, MILLOM
Proposal	ERECTION OF NEW CATTLE HOUSING BUILDING AND THE ERECTION OF A ROOF OVER AN EXISTING OPEN SILAGE STORE TO FORM A CATTLE HOUSING BUILDING
Decision	Approve (commence within 3 years)
Decision Date	16 June 2010
Dispatch Date	16 June 2010
Parish	Millom

Application Number	4/10/2221/0F1
Applicant	Mr Reza Moghadam
Location	HEAVENS KITCHEN, 66 LOWTHER STREET, WHITEHAVEN
Proposal	EXTENSION & ALTERATIONS TO FORM NEW KITCHEN, STORES, ACCESSIBLE TOILET & FIRE ESCAPE AND REDUCTION OF REAR CAR PARK WALL & LANDSCAPING CAR PARK AREA
Decision	Approve (commence within 3 years)
Decision Date	24 June 2010
Dispatch Date	24 June 2010
Parish	Whitehaven

Application Number	4/10/2222/0F1
Applicant	Miss C Kearney
Location	ISLAND VIEW, NETHERTOWN, EGREMONT
Proposal	APPLICATION TO REPLACE EXTANT PLANNING PERMISSION 4/07/2412/0F FOR REPLACEMENT BEACH BUNGALOW IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION
Decision	Approve (commence within 3 years)
Decision Date	25 June 2010
Dispatch Date	25 June 2010
Parish	Lowside Quarter

Application Number	4/10/2224/0F1
Applicant	Mr S Ashburner
Location	54 WELLINGTON STREET, MILLOM
Proposal	DEMOLISH EXISTING SINGLE STOREY SHOP AND ERECT A TWO STOREY HOUSE
Decision	Approve (commence within 3 years)
Decision Date	16 June 2010
Dispatch Date	16 June 2010
Parish	Millom

Application Number	4/10/2226/0F1
Applicant	Mrs H Abbott
Location	ST JOSEPHS RC PRIMARY SCHOOL, YEATHOUSE ROAD, FRIZINGTON
Proposal	SINGLE STOREY EXTENSION TO THE MAIN ENTRANCE AND CONSTRUCTION OF TIMBER FRAMED PAVILION
Decision	Approve (commence within 3 years)
Decision Date	28 June 2010
Dispatch Date	28 June 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2228/0F1
Applicant	Mr D Armstrong
Location	DAMARG, 32 BROOM BANK, THE HIGHLANDS, WHITEHAVEN
Proposal	INCREASE HEIGHT OF REAR GARDEN FENCE TO SIX FOOT
Decision	Approve (commence within 3 years)
Decision Date	30 June 2010
Dispatch Date	30 June 2010
Parish	Whitehaven

Application Number	4/10/2229/0F1
Applicant	Mrs A Oliver
Location	GLENLEA, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	CHANGE OF USE FROM BAR AREA, GUEST HOUSE TO RESIDENTIAL SELF-CONTAINED LIVING AREA
Decision	Approve (commence within 3 years)
Decision Date	30 June 2010
Dispatch Date	30 June 2010
Parish	Lowca

Application Number	4/10/2230/0F1
Applicant	Mr Webb
Location	3 GILGARRAN PARK, DISTINGTON
Proposal	ERECTION OF CONSERVATORY ON FRONT ELEVATION
Decision	Approve (commence within 3 years)
Decision Date	16 June 2010
Dispatch Date	16 June 2010
Parish	Distington

Application Number	4/10/2232/0F1
Applicant	Miss Sonia Dryden
Location	34 NORTH ROW, WHITEHAVEN
Proposal	ERECT A SINGLE DETACHED GARAGE ON LAND TO THE REAR
Decision	Approve (commence within 3 years)
Decision Date	2 July 2010
Dispatch Date	2 July 2010
Parish	Whitehaven

Application Number	4/10/2234/0F1
Applicant	Mr Michael Simpson
Location	13 SANTON WAY, SEASCALE
Proposal	REMOVAL OF OUTBUILDING & DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	2 July 2010
Dispatch Date	2 July 2010
Parish	Seascale

Application Number	4/10/2235/0F1
Applicant	Mr Michael Duffy
Location	1 FERN WAY, THE HIGHLANDS, WHITEHAVEN
Proposal	SECOND STOREY EXTENSION OVER EXISTING GARAGE
Decision	Approve (commence within 3 years)
Decision Date	30 June 2010
Dispatch Date	30 June 2010
Parish	Whitehaven

Application Number	4/10/2237/0F1
Applicant	Mrs Kath Edwards
Location	PLOT 5, LITTLE CROFT, CLEATOR MOOR
Proposal	ERECTION OF DETACHED DWELLING
Decision	Approve (commence within 3 years)
Decision Date	5 July 2010
Dispatch Date	6 July 2010
Parish	Cleator Moor

Application Number	4/10/2240/0F1
Applicant	Light House Centre Limited
Location	HAVERIGG PRIMARY SCHOOL, ATKINSON STREET, HAVERIGG, MILLOM
Proposal	CREATION OF CAR PARK
Decision	Approve (commence within 3 years)
Decision Date	8 July 2010
Dispatch Date	8 July 2010
Parish	Millom

Application Number	4/10/2247/0F1
Applicant	Mr R Lancaster
Location	ALDER LEYS, LOW LEYS FARM, LAMPLUGH
Proposal	ERECTION OF SINGLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	16 June 2010
Dispatch Date	16 June 2010
Parish	Lamplugh

Application Number	4/10/2254/0F1
Applicant	Mr Gavin Ross
Location	36 SCAWFELL CRESCENT, SEASCALE
Proposal	ERECTION OF GARAGE ON SIDE OF EXISTING DWELLING
Decision	Approve (commence within 3 years)
Decision Date	12 July 2010
Dispatch Date	12 July 2010
Parish	Seascale
